



Date: Wed, 8 Mar 2006 12:24:28 -0800 (PST)
From: "Jerry Thornburg" <jgthornburg@yahoo.com>  View Contact Details  Add Mobile Alert
Subject: Fwd: RE: Feb. Council Minutes
To: "Relda Castles" <relda@windermere.com>

Hi Relda,

Here's the minutes I took at last weeks council meeting after some minor revisions at board members request.

Thanks,

Jerry

Lakeside Community Council

Minutes of February 28, 2006

*Final
version!*

Meeting was called to order at approximately 7:00 pm by Chairman David Reynolds

Board Members: Member present David Reynolds, Bruce Young, Jerry Thornburg and Dave Anderson - Excused were Relda Castles, Gregg Schoh and Janet Heinze. *of*

Agenda items as follows;

Conditional Use Permit for Burrhead, Inc. by Mike Burr
Proposed Condo Units for W. of Osprey Nest by Jim Etzler
Incorporation Fact Finding by Jerry Thornburg
Agenda item moved to next month's meeting (March)
Tavern at old DQ shop in City Market Complex by Tim Guenzler

Old Business;

Jerry Thornburg updated the board and all in attendance of the net tax impact to residences of the proposed incorporation area. Jerry stated the 57% increase in real estate taxes was derived by consulting with the MSU Governmental Center and their suggested model budget for local government costs of \$300,000 annually. (mayor, clerk, council, treasurer, court services, etc.) with the low dollar value of non-tax alternatives (grants, loans, fines, etc.) and resort tax, the real estate tax impact of 57% would be conservative at best. After some discussion between those in attendance and the board, the chairman asked for any other questions or concerns then declared the topic of incorporation to be a non-issue at this time. Bruce Young encouraged all to concentrate on supporting a qualified and local individual of your choice to be our next commissioner.

New Business;

Mike and Cindy Burr attended the meeting and Mike spoke about the sale of Burrhead's to Art Lincoln of Del's Bar in Somers and the application for tavern operation. Mike advised of the remodeling and new building that will take place, keeping the Conoco fuel outlet and convenience store while adding the conditional use tavern. Bobby Lincoln, proposed manager of the new facility, stated the Dairy Queen with its new owners Matt and Donna Kurtz, will be the "restaurant" source while the new building will add a tavern and casino but not an eating facility. Building will extend north and west to total apporixmately 4,100 sq. ft. of the 21,000 sq. ft. property. Hours will be expanded both earlier and later and lighting, etc. will be such not to interfere with surrounding residences and businesses. Six to ten employees are estimated once full operation is in place. The Dairy Queen will retain its drive thru. A rendering showing the existing and proposed building with dimensions, was passed around and copies left with some in attendance. The county staff has reviewed and approved this conditional use request. The Lakeside Council Board voted to approve also.

Jim Etzler spoke regarding property purchased just west of the Osprey Nest Antiques location, for the purpose of building 120 unit condominium similar to a project at Big Sky, Montana and a brochure of that Big Sky project was passed around to view. Jim commented about little, if any, grade changes are planned and access will be onto and off of Spring Creek Road. The 19 1/2 acre project will be mostly of wood and rock to compliment the surroundings and each unit is expected to range from 1,700 to 2,600 sq. ft. with pricing per unit to be approximately \$500,000. Bruce Young encouraged serious discussion with the dept. of transportation and provisions be made for access and egress between Spring Creek Rd. and Hwy. 93 for safety purposes and traffic flow concerns. Others in attendance echoed those concerns and Jim acknowledged awareness and intentions of thorough review with DOT.

The Chairman recognized Dave DeGrandpre, of Land Solutions, Llc., who spoke briefly on the proposed projects he will be working on with Montana Development. Specifically 120 acres starting near the utility station on Bierney Creek Rd. and continuing west and south, also approximately 2 sq. miles west of Hwy. 93 and south of Eagle Crest Development. Dave expressed the desire to work with area residences, businesses and support local schools and infrastructure as well as community concerns. Most projects will be primarily residential with the possibility of some commercial.

Dave offered his card to anyone and stressed his desire to communicate with anyone at any time as these projects move forward and his reason for speaking was to open up communications with area residence and businesses.

After Dave's presentation, Bruce Young brought to the attention of all in attendance, a letter regarding one existing project by Montana Development who Dave was just speaking. This letter from Mark Lorang, research professor with the Flathead Lake Biological Station, dated 1-19-06, is a review and comment on the impact to Flathead

Lake by the Lakeside Marina project. Bruce read a portion of the letter and offered anyone a copy. The Chairman noted that Dave was not on the agenda and Bruce comments were not from the Board but from Bruce personally.

The Chair asked if there was anything else to be covered and if not for a motion to adjourn. Motion made, seconded, and the meeting adjourned at 8:00 pm.